



The  
**LEE, SHAW**  
Partnership

11a Russell Road  
Kidderminster, DY10 3HT



## PRESTIGIOUS ADDRESS

Situated within a prestigious and well-established residential address, conveniently located close to Kidderminster Golf Club, this attractive family home was constructed around 2008 and offers the benefits of modern living throughout. Features include underfloor heating to the ground floor, a contemporary open-plan layout with an impressive L-shaped lounge and kitchen, a substantial dining hall, guest cloakroom, separate utility room and four double bedrooms to the first floor, two of which benefit from en-suite facilities. The property also enjoys a double garage together with front and rear gardens.

Positioned on the fringe of Kidderminster, the property is ideally placed for a wide range of shopping amenities, a mainline train station for commuters and easy access to open countryside. Excellent transport links provide convenient travel to Birmingham, Worcester and further afield.



# GROUND FLOOR

The property is approached via a block-paved driveway leading to a canopy porch and front door, which opens into a spacious dining hall featuring a projecting bay window to the front, an under-stairs storage cupboard and a staircase rising to the first floor. An internal connecting door provides access to the double garage, which is fitted with a remote-operated roller door.

The guest cloakroom is fitted with a low-level WC and wash basin. The heart of the home is the substantial L-shaped living and kitchen area, with French doors opening onto the rear garden. The kitchen is fitted with a range of shaker-style, wood-finish units incorporating an integrated oven, hob and extractor hood, along with a dishwasher and space for a fridge freezer. A gas point and flue are present in the living area, where an electric fire is currently installed.

Complementing the kitchen is a separate utility room, providing valuable additional space and allowing laundry facilities to be kept separate from the main living areas.

To the first floor, a generous landing provides access to an airing cupboard. The principal bedroom features an en-suite shower room with shower enclosure, low-level WC and wash basin. Bedroom two benefits from a rear-facing dormer window and its own en-suite shower room with double shower, low-level WC and wash basin.



# FIRST FLOOR



Bedrooms three and four are both well-proportioned double rooms and are served by the family bathroom, which is fitted with a bath, low-level WC and wash basin.

To the rear, the property enjoys a private and secluded terraced garden, featuring a patio area with a lawn set at a slightly lower level—ideal for outdoor relaxation and entertaining.

## **Additional information:**

Property is chain free

Tenure: Freehold

All mains services including gas fired central heating which is underfloor to the ground floor with radiators at first floor level.

Council tax band: F

EPC: 78 C

Broadband and mobile signal:

<https://checker.ofcom.org.uk>



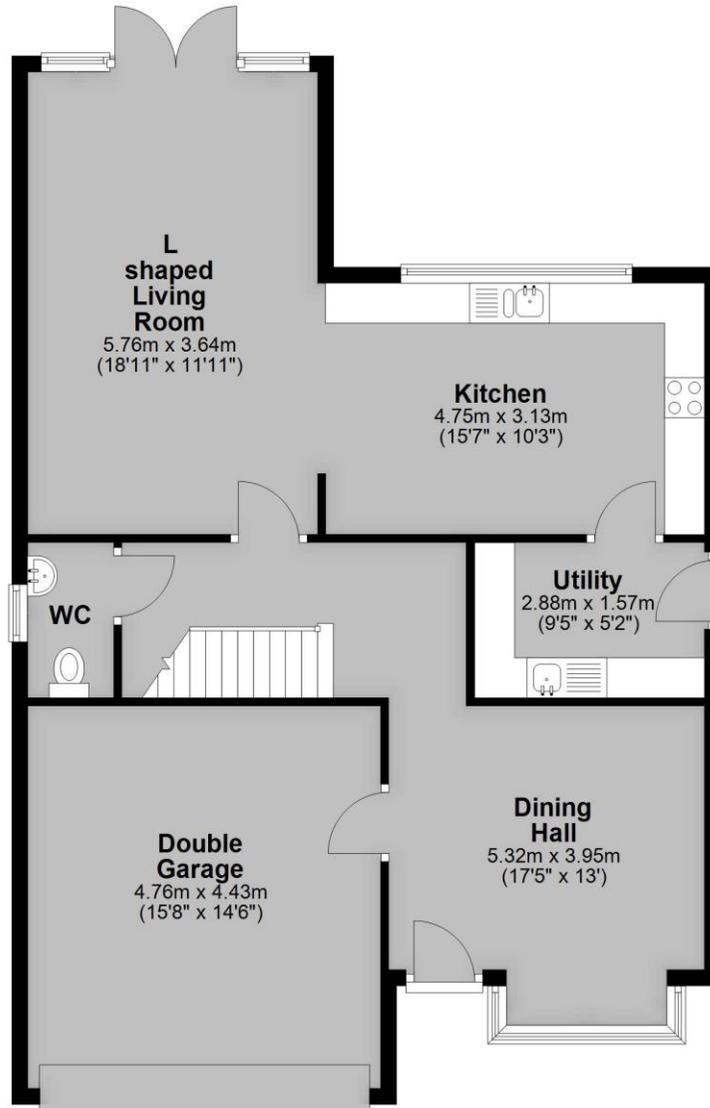


The  
**LEE, SHAW**  
Partnership

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)

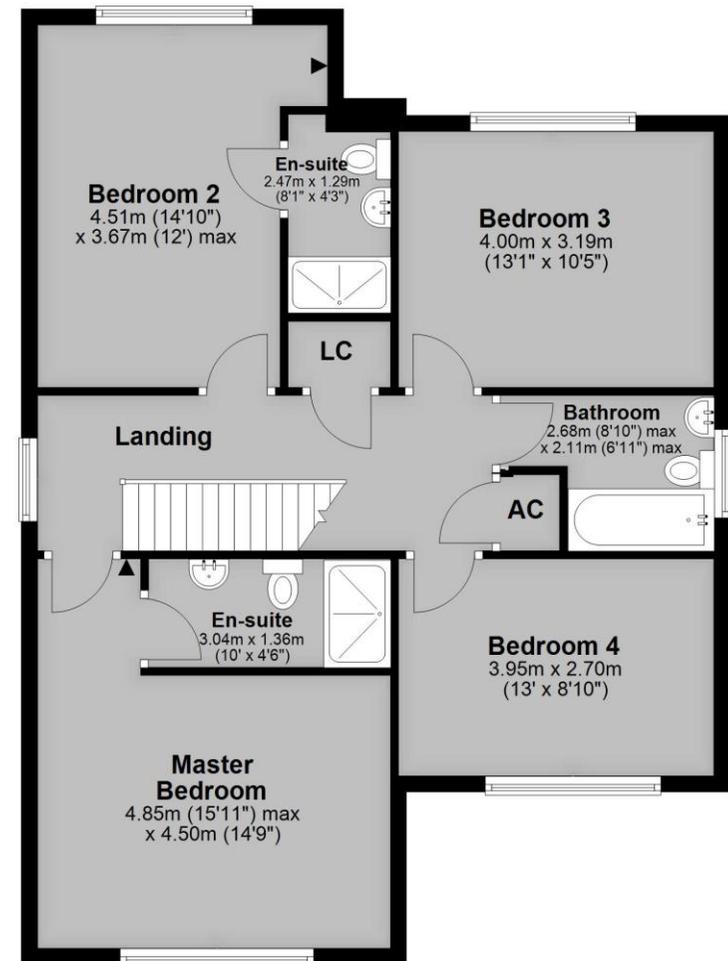
### Ground Floor

Approx. 90.0 sq. metres (969.0 sq. feet)



### First Floor

Approx. 83.4 sq. metres (898.1 sq. feet)



FLOOR  
PLANS

Total area: approx. 173.5 sq. metres (1867.1 sq. feet)

The  
**LEE, SHAW**  
Partnership

---

VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

Kempson House, 101 Worcester Road West Hagley,  
Worcestershire DY9 0NG

Sales: (01562) 888111  
hagley@leeshaw.com  
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.